(1)

~~RECORD AND RETURN TO:~~
~~Limestone Title and Escrow, LLC~~
~~580 Franklin Rd.~~
~~Suite 203~~
~~Franklin, Tennessee 37069~~

Return To:
Ashworth Law Firm, PLLC
239 2nd Avenue South
Franklin, TN 37064

File No.: TN1810784

WARRANTY DEED

Bill Garrett Davidson County
Batch# 116648 **DEEDWARR**
07/16/2018 11:34:21 AM 2 pgs
Fees: $13.00 Taxes: $1,061.90

20180716-0068781

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $287,000.00

AFFIANT

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 13th day of July, 2018.

NOTARY PUBLIC

My commission expires: 6-20-2021

BRYANT L. GRANTHAM STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY

THIS INSTRUMENT PREPARED BY:
Limestone Title and Escrow, LLC, 580 Franklin Road, Suite 203, Franklin, Tennessee 37069

ADDRESS NEW OWNER:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Samuel David Cowden and Breanne Helen Yvonne Gibson 2543 Stinson Road Nashville, TN 37214	~~Same address as new owner~~ Mortgage Investors Group 8320 East Walker Springs Lane, Suite 200 Knoxville, TN 37923	084-16-0-048.00

FOR AND IN CONSIDERATION of the sum of Two Hundred Eighty Seven Thousand and 00/100 Dollars ($287,000.00), and other good and valuable consideration, cash in hand paid by the hereinafter named Grantee(s), the receipt of which is hereby acknowledged; the undersigned, **KILEY B HAWKINS AND JENNY D HAWKINS, HUSBAND AND WIFE,** hereinafter called the Grantor(s), have bargained and sold and by these presents do hereby transfer and convey unto, **SAMUEL D. COWDEN AND BREANNE HELEN YVONNE GIBSON, HUSBAND AND WIFE,** hereinafter called the Grantee(s), their heirs and assigns forever, that certain parcel of real estate situated in Davidson County, Tennessee, and being further described as follows, to-wit:

Land in Davidson County, Tennessee, being Lot No. 17 on the plan of Hargis Heights, a Subdivision near Donelson, Tennessee, as shown by plat of record in Plat Book 974, page 82, in the Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more complete description.

Being the same property conveyed to Kiley B Hawkins and Jenny D Hawkins, husband and wife, by Warranty Deed from Sherrie Benn, Sandra Burch and Debbie Pulley, Heirs at law of D. E. Latham, dated 3/5/2012, recorded 3/15/2012, of record in Instrument No. 20120315-0022427, in the Register's Office for Davidson County, Tennessee. Subject to Scrivener's Affidavit in Instrument No. 20151222-0128548, said Register's Office, to correct a miss-spelling of the Subdivision Name.

The address of the herein described property is believed to be 2543 Stinson Road, Nashville, TN 37214, and is shown on all tax records as same, but such addresses are not

part of the legal description of the property herein and in the event of any discrepancy, the legal description herein shall control.

This conveyance is made subject to all matters as shown of record in the Register's Office for Davidson County, Tennessee; and to the zoning and subdivision regulations of the appropriate governmental body.

TO HAVE AND TO HOLD said real estate, together with all of the appurtenances, estate and title thereunto belonging, unto the said Grantee(s), their heirs and assigns, forever.

The undersigned covenant with the said Grantee(s) that they are lawfully seized and possessed of said real estate; that they have a good right to convey the same; and that it is unencumbered except by lien of the 2018 property taxes, which taxes are being prorated between the parties, and the payment thereof will be the responsibility of the Grantee(s).

The undersigned further covenant and bind themselves, their heirs and assigns, forever to warrant and defend the title to said real estate unto the said Grantee(s), their heirs and assigns, against the lawful claims of all persons, whomsoever.

WITNESS MY/OUR HANDS, this the 13th day of July, 2018.

KILEY B HAWKINS

JENNY D HAWKINS

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, a Notary Public, Kiley B Hawkins and Jenny D Hawkins, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that they executed the within instrument for the purposes therein contained.

WITNESS my hand and seal, this the 13th day of July, 2018.

BRYANT L. GRANTHAM
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

Notary Public

Printed Notary Name

My commission expires: 6-20-2021